

## **FACTSHEET**

**TITLE:** A Resolution requested by the Director of the Urban Development Department, to declare an area as blighted and substandard as defined in the Nebraska Community Development Law. The study area (also known as the Antelope Valley Redevelopment Area) is generally bounded by C Street on the south, 17<sup>th</sup> Street on the west, the Burlington Northern Railroad on the north, and 28<sup>th</sup> Street on the east (comprising of parts of the Near South, Woods Park, Malone, Clinton, Hawley, Hartley, and Downtown neighborhoods), and including an area generally bounded by the Burlington Railroad on the south, Interstate 180 on the west, Salt Creek on the north, and 14<sup>th</sup> Street on the east (comprising the North Bottoms neighborhood).

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 06/25/03  
Administrative Action: 06/25/03

**RECOMMENDATION:** A finding that the area is blighted and substandard (8-0: Krieser, Taylor, Larson, Carlson, Bills-Strand, Duvall, Steward and Schwinn voting 'yes').

**STAFF RECOMMENDATION:** A finding that the area is blighted and substandard.

### **FINDINGS OF FACT:**

1. The Director of the Urban Development Department is requesting that the Antelope Valley Redevelopment Area be declared blighted and substandard, in accordance with the findings of the *Blight and Substandard Determination Study* prepared by Hanna:Keelan Associates, P.C.
2. The staff recommendation to find the study area to be blighted and substandard is based upon the "Analysis" as set forth on p.2-5, concluding that the Antelope Valley Redevelopment Area qualifies as blighted and substandard within the definition set forth in the Nebraska Community Development Law (Neb.Rev.Stat. § 18-2103), as determined by the *Antelope Valley Blight and Substandard Determination Study*. The *Blight and Substandard Determination Study* is consistent with the Antelope Valley Project revitalization activities identified in the 2025 Lincoln/Lancaster County Comprehensive Plan.
3. The Executive Summary of the *Blight and Substandard Determination Study* is found on p.13-24.
4. The presentation by the Urban Development Department and the Study team is found on p.8-9.
5. There was no testimony in opposition.
6. On June 25, 2003, the Planning Commission agreed with the staff recommendation and voted 8-0 to find the study area to be blighted and substandard.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** July 7, 2003

**REVIEWED BY:** \_\_\_\_\_

**DATE:** July 7, 2003

**REFERENCE NUMBER:** FS\CC\2003\Misc.03004 Blight

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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for June 25, 2003 PLANNING COMMISSION MEETING

**P.A.S.:**

Miscellaneous #03004  
Antelope Valley Blight and Substandard Determination Study

**PROPOSAL:**

Marc Wullschleger, Director of the Urban Development Department, has forwarded a request to review the Antelope Valley Blight and Substandard Determination Study and to recommend the Redevelopment Area be declared blighted and substandard.

**CONCLUSION:**

The Antelope Valley Redevelopment Area qualifies as blighted and substandard within the definition set forth in the Nebraska Community Development Law, NEB REV STAT § 18-2103, as determined by the Antelope Valley Blight and Substandard Determination Study. The Blight and Substandard Determination Study is consistent with the Antelope Valley Project revitalization activities identified in 2025 Comprehensive Plan.

**RECOMMENDATION:**

Finding that the area is blighted and substandard.

**GENERAL INFORMATION:**

**LOCATION:**

An area generally bounded by 'C' Street on the south, 17th Street on the west, the Burlington Northern Railroad on the north, and 28th Street on the east, (comprising parts of the Near South, Woods Park, Malone, Clinton, Hawley, Hartley, Downtown neighborhoods), and including an area generally bounded by the Burlington Railroad on the south, Interstate 180 on the west, Salt Creek on the north and 14th Street on the east, comprising the North Bottoms neighborhood.

**PURPOSE:**

Nebraska Community Development Law, NEB REV STAT § 18-2109 requires the Planning Commission to review whether an area is substandard and blighted. A recommendation of the Planning Commission is required to be provided to the City Council prior to a redevelopment area being declared blighted and substandard.

**LEGAL DESCRIPTION:** See Appendix.

## **ANALYSIS:**

1. This is a request to determine whether the Antelope Valley Redevelopment Area should or should not be declared substandard and blighted. After an area is declared substandard and blighted, the City may proceed with the preparation and approval of a Redevelopment Plan. Redevelopment activities may include utilizing Tax Increment Financing (TIF) from private development to pay for public infrastructure and improvements.
2. The 2025 Comprehensive Plan supports the Antelope Valley Project which is to provide neighborhood revitalization, transportation and transit opportunities and stormwater improvements on the east side of Downtown, the UNL Campus and surrounding neighborhoods. The Blight and Substandard Determination Study is consistent with the Antelope Valley Project revitalization activities outlined in Comprehensive Plan.
3. A consultant was hired by the City of Lincoln to conduct the study to determine whether or not there was a presence of substandard or blighting conditions in the study area.
4. A **substandard** area is defined in the Nebraska Revised Statutes as containing a predominance of buildings with the presence of the following conditions:
  1. Dilapidation/deterioration
  2. Age or obsolescence
  3. Inadequate provision for ventilation, light, air, sanitation or open spaces
  4. a) High density of population and overcrowding; or  
b) The existence of conditions which endanger life or property by fire and other causes; or  
c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.
5. The consultant conducted a detailed exterior structural survey of 125 randomly selected structures, an interior structural survey of 31 randomly selected structures, a parcel-by-parcel field inventory, interviews with City staff, and a review of pertinent reports and documents in order to determine if substandard conditions were present in the area. There are 2,371 structures located in the Redevelopment Area. The random sampling process conducted produced results that are accurate within +/- 8.8% at a 95 percent confidence level for exterior examinations and +/- 17.9% at a 95 percent confidence level for interior examinations.
6. The consultant concluded that the area could be considered substandard because **three** of the **four** factors were found to be present to a strong extent, and one to a reasonable but less significant extent. The factors were found to be reasonably distributed throughout the study area.
7. The factors that were found to be present to a strong extent are dilapidation/ deterioration; age or obsolescence; and conditions which endanger life or property by fire and other causes. The presence of inadequate ventilation, light, air, sanitation or open spaces was found to a reasonable extent.

8. A **blighted** area is defined in the Nebraska Revised Statutes as having the presence of twelve conditions:
1. A substantial number of deteriorated or deteriorating structures;
  2. Existence of defective or inadequate street layout;
  3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
  4. Insanitary or unsafe conditions;
  5. Deterioration of site or other improvements;
  6. Diversity of ownership;
  7. Tax or special assessment delinquency exceeding the fair value of the land;
  8. Defective or unusual conditions of title;
  9. Improper subdivision or obsolete platting;
  10. The existence of conditions which endanger life or property by fire or other causes;
  11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;
  12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
    - a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;
    - b) The average age of the residential or commercial units in the area is at least 40 years;
    - c) More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
    - d) The per capita income of the designated blighted area is lower than the average per capita income of the city or City in which the area is designated; or
    - e) The area has had either stable or decreasing population based on the last two decennial censuses.
9. The area was reviewed to determine if the blighting factors were present to an extent that public intervention was appropriate or necessary, and that the factors were reasonably distributed throughout the study area.
10. The consultant determined that eight of the blighting factors were present to a strong extent; one was present to a reasonable extent; and two factors were not present.
11. The blighting factors found to be present to a strong extent were: deteriorated or dilapidated structures; faulty lot layout; insanitary or unsafe conditions; deterioration of site or other improvements; diversity of ownership; improper subdivision or obsolete platting; the existence of conditions which endanger life or property by fire or other causes; the presence of economically and socially undesirable land uses; and, the predominance of structures older than 40 years.

12. It is the conclusion of the Consultant that the number, degree and distribution of blighting factors, as documented in this Study, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the Nebraska Community Development Law. The findings of this Blight and Substandard Determination Study warrant designating the Redevelopment Area as blighted and substandard.
13. A copy of the executive summary of the report is attached. The full report is on file with the Urban Development Department, and the Planning Department.

Prepared by:

Duncan L. Ross, AICP  
Planner

June 16, 2003

**APPLICANT:** Marc Wulschleger, Director  
Urban Development Department  
808 P Street  
Lincoln, NE 68508  
Phone: 441-7606

**CONTACT:** Wynn Hjermstad  
Urban Development Department  
808 P Street  
Lincoln, NE 68508  
Phone: 441-7606

## Appendix

Beginning with the intersection of the north line of the Burlington Northern Railroad right-of-way and the center line of Interstate Highway No. 180, thence in a Northwesterly direction along the center line of Interstate Highway No. 180 to the South line of the Salt Creek Channel, thence in a Northeasterly direction along the South line of the Salt Creek Channel to the intersection of the South line of the Salt Creek Channel and the West line of the Antelope Creek Channel, thence in a Southerly direction along the West line of the Antelope Creek Channel to the intersection of said West line and the North line of Court Street, thence East along the North line of Court Street to the Northeast Corner of the intersection of Court Street and 17<sup>th</sup> Street, thence South along the East line of 17<sup>th</sup> Street to the North line of the Burlington Northern Railroad right-of-way, thence in a Northeasterly direction along the North line of the Burlington Northern Railroad right-of-way and the East line of vacated North 26<sup>th</sup> Street, assuming extension of said vacated North 26<sup>th</sup> Street to the North, thence South along the East line of said vacated North 26<sup>th</sup> Street to the intersection of said East line and the South line of Fair Street, thence continuing South along the East line of 26<sup>th</sup> Street to the Northeast Corner of the intersection of 26<sup>th</sup> Street and AN<sup>@</sup> Street, thence East along the North line of AN<sup>@</sup> Street to a point on the center line of 28<sup>th</sup> Street, thence South along the center line of 28<sup>th</sup> Street to the South line of Randolph Street, thence continuing South along the East line of Lot 13, Randolph Addition, thence continuing South along the East line of Lot AF,<sup>@</sup> Gehrke-s Subdivision, thence continuing south across California Court and South along the East line of Lot AG,<sup>@</sup> Gehrke-s Subdivision, and continuing due south across outlot AA<sup>@</sup> and continuing South along the East line of Lot 7, Gillilan-s Orchard Home Addition, thence South across AF<sup>@</sup> Street to the South line of AF<sup>@</sup> Street, thence East along the South line of AF<sup>@</sup> Street to the North line of Lot 19, Gillilan-s Orchard Home Addition, thence East along the said North line to the East line of Lot 19, Gillilan-s Orchard Home Addition, thence South along the East line of said Lot 19 and across the vacated alley to the North line of Lot 6, Block 1 Summerdale Addition, thence East along the North line of said Lot 6 to the East line of Lot 6, Block 1, Summerdale Addition, thence South along said East line and across AE<sup>@</sup> Street, and continuing South along the East line of Lot 6, Block 2, Summerdale Addition and across the east-west alley between Alpha Street and AE<sup>@</sup> Street and continuing South along the East line of Lot 21, Block 2, Summerdale Addition and across Alpha Street and continuing South along the East line of Lot 6, Block 3, Summerdale Addition and continuing South to the South line of AD<sup>@</sup> Street, thence continuing South assuming extension of said line to the South, to the intersection of said line and the South line of AC<sup>@</sup> Street, assuming extension of said line to the East, thence West along said South line to a point on said line which intersects with the west line of Lot 16, Block 1, Hillsdale Second Addition, assuming extension of said line to the South, thence North across AC<sup>@</sup> Street and along the West line of Lot 16 to the South line of the east-west alley between AC<sup>@</sup> and AD<sup>@</sup> Streets, thence West along said South line and across 26<sup>th</sup> Street to the West line of 26<sup>th</sup> Street, thence North along said West line to the South line of AD<sup>@</sup> Street, thence West along the South line of AD<sup>@</sup> Street to the Southwest Corner of the intersection of AD<sup>@</sup> Street and 23<sup>rd</sup> Street, thence North along the West line of 23<sup>rd</sup> Street to the intersection of said West line and the South line of the east-west alley between AE<sup>@</sup> Street and AF<sup>@</sup> Street, thence West along the South line of said alley

continuing across 22<sup>nd</sup> Street, 21<sup>st</sup> Street, Capitol Avenue, 20<sup>th</sup> Street, 19<sup>th</sup> Street, 18<sup>th</sup> Street and 17<sup>th</sup> Street to the Southwest Corner of the intersection of said alley and 17<sup>th</sup> Street, thence North along the West line of 17<sup>th</sup> Street to the Northwest Corner of the intersection of 17<sup>th</sup> Street and AQ<sup>@</sup> Street, thence East along the North line of AQ<sup>@</sup> Street to the Northwest Corner of the intersection of AQ<sup>@</sup> Street and 19<sup>th</sup> Street, thence North along the West line of 19<sup>th</sup> Street to the Northwest Corner of the intersection of 19<sup>th</sup> Street and the east-west alley between AQ<sup>@</sup> Street and AR<sup>@</sup> Street, thence East along the North line of said alley to the Northwest Corner of the intersection of said alley and 20<sup>th</sup> Street, thence North along the West line of 20<sup>th</sup> Street to the Southwest Corner of the intersection of 20<sup>th</sup> Street and AR<sup>@</sup> Street, thence West along the South line of AR<sup>@</sup> Street to a point intersecting said line assuming extension of the West line of Lot 20, Block 4, Lincoln Driving Park Company's Second Subdivision to the South, thence North across AR<sup>@</sup> Street and continuing North along the West Line of Lot 20, Block 4 Lincoln Driving Park Company's Second Subdivision and across the east-west alley between AR<sup>@</sup> and AS<sup>@</sup> Streets to the North Line of said alley, thence East along the North line of said alley to the Northeast Corner of the intersection of said alley and 20<sup>th</sup> Street, thence North along said East line and continuing North along the East line of vacated 20<sup>th</sup> Street to the intersection of said East line and the North line of Vine Street, thence North along the center-line of the vacated north-south alley dividing A.K. Griffith's 2<sup>nd</sup> Addition, thence continuing North along the center lines of said vacated alley to the intersection of said line and the South line of Lot 26, J.G. Miller's Subdivision, thence West along said South line to the Northwest Corner of Lot 40, J.G. Miller's Subdivision, thence continuing due West to the West line of Lot 26, J.G. Miller's Subdivision, thence North along the West line of said Lot 26 to the South line of Lot 41 I.T. in Section 24, T-10-N, R-6-E of Lancaster County, thence West along said South line to the Southwest Corner of said Lot 41 IT, thence North along said West line to the Northwest Corner of said Lot 41 IT, which is the South line of the Missouri Pacific Railroad right-of-way, thence West along said South line and across 17<sup>th</sup> Street to the West line of 17<sup>th</sup> Street, thence North along the West line of 17<sup>th</sup> Street to the South line of Lot 44 IT in Section 24, T-10-N, R-6-E of Lancaster County, thence West along the South line of said Lot 44 and across 16<sup>th</sup> Street to the West line of 16<sup>th</sup> Street, thence North along the West line of said 16<sup>th</sup> Street and assuming extension of said 16<sup>th</sup> Street to the North to the north line of the Burlington Northern Railroad right-of-way, thence Southwesterly along the North line of the Burlington Northern Railroad right- of-way to the point of beginning.

## MISCELLANEOUS NO. 03004

### PUBLIC HEARING BEFORE PLANNING COMMISSION:

June 25, 2003

Members present: Steward, Bills-Strand, Larson, Krieser, Duvall, Carlson, Taylor and Schwinn.

Staff recommendation: A finding that the area is blighted and substandard.

There were no ex parte communications disclosed.

### Proponents

**1. Wynn Hjermstad** of the Urban Development Department presented the proposal. Most people know that Antelope Valley is addressing stormwater, transportation and community revitalization issues in the core of the City. Urban Development is acting on behalf of JAVA (Joint Antelope Valley Authority) to take the lead on the community revitalization leg of the Antelope Valley project. This is the first step in the community revitalization effort.

**2. Tim Keelan of Hanna:Keelan Associates**, who did the Blight Study, stated that the blight study was conducted under the Community Development Law of the State of Nebraska and involved almost 1100 acres. They looked at each of the blight and substandard factors. It is the professional opinion of Hanna:Keelan Associates that the area does meet the criteria of the Community Development Law and that the area is blighted based upon that law. The duration of the study was approximately October to May, about a 6-month process. They did work through the winter months and had to wait for some winter thaws throughout the process to look at all the criteria.

Steward understands it is a complicated process and some procedures require building observations. Keelan stated that the analysis was done on an area-wide basis including street conditions and layouts, layouts of the lots, diversity of ownership, other important environmental blighting factors, improper subdivision, age of structures, etc. They did perform some random sampling, selecting 125 structures, and did exterior and interior inspections.

Larson inquired whether a study like this is more subjective than objective. Keelan indicated it to be a combination of the two. There are criteria to follow in looking at some of the factors. We depend a lot on our expertise and experience. Hanna:Keelan has done blight studies across the state. With this study, they also used the services of Architecture One, and Research Associates did the random sampling process. There was also an attorney and a real estate appraiser on the team.

Keelan further explained that the study is a parcel-by-parcel land use analysis. It is one of the more accurate land use analyses.

**3. Kevin Siebert**, the attorney on the study team, offered that in a large area like this, it is not logistically or economically possible to review and study every structure. That is the reason experts are retained as part of the team to statistically assure that the sample was sufficient to be an appropriate representation of the area. It is a very comprehensive and detailed process. His role is to be sure that



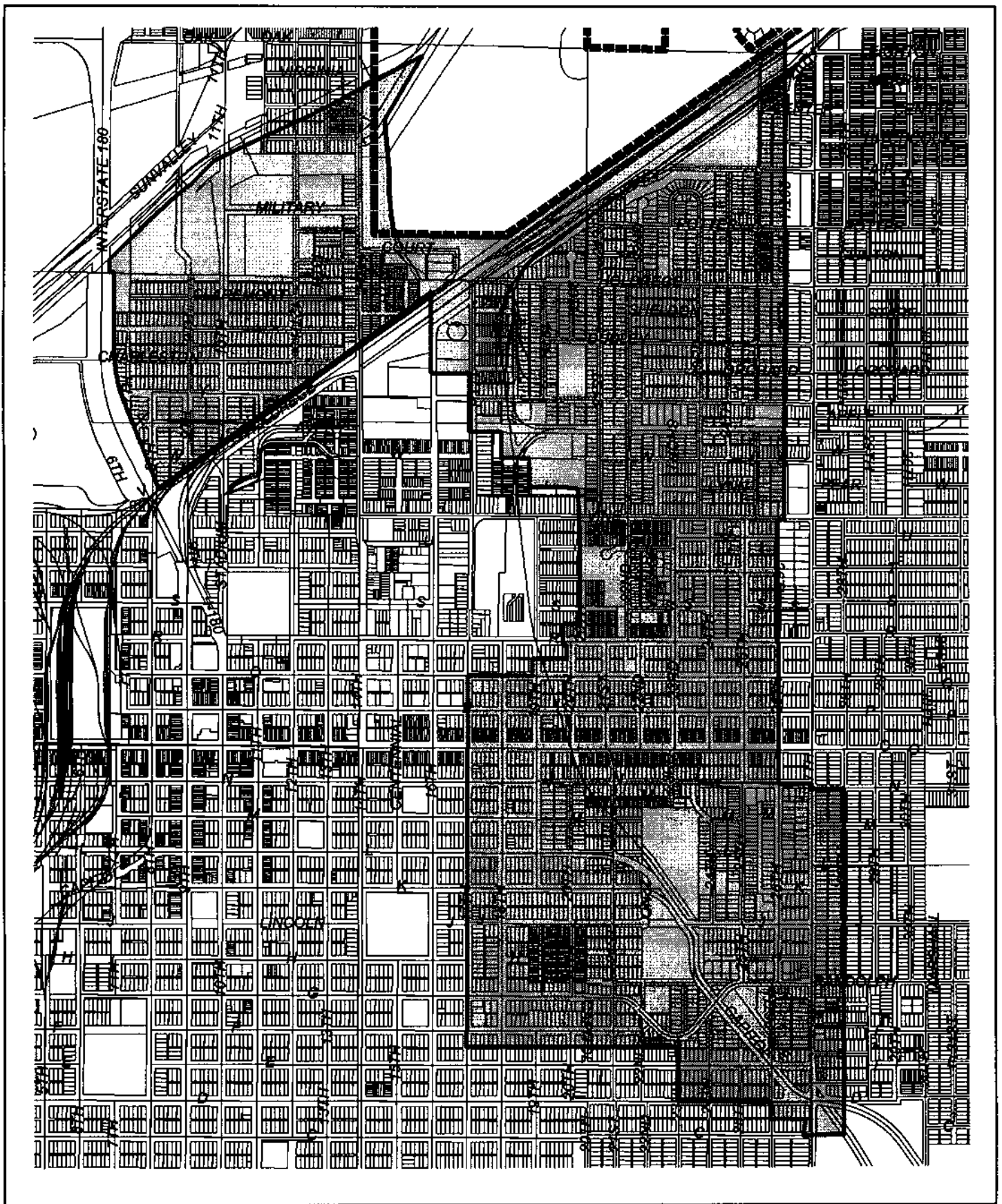
if someone were to challenge the study and the finding, that we are comfortable that the process was legally correct.

There was no testimony in opposition.

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

June 25, 2003

Larson moved a finding of blighted and substandard, seconded by Bills-Strand and carried 8-0: Steward, Bills-Strand, Larson, Krieser, Duvall, Carlson, Taylor and Schwinn voting 'yes'.



**Miscellaneous #03004**  
**Antelope Valley Blight Study**

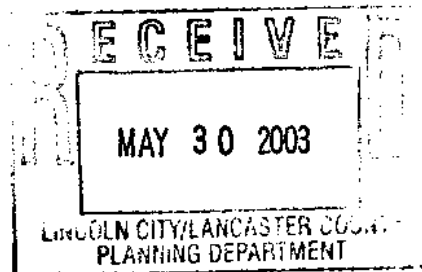


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# interoffice MEMORANDUM

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**To:** Marvin Krout  
**From:** Marc Wullschleger *mw*  
**Date:** May 23, 2003  
**Subject:** Antelope Valley Blight Study



Please find enclosed 13 copies of the Antelope Valley Redevelopment Area Blight and Substandard Determination Study for review and approval by the Lincoln/Lancaster Planning Commission. We will anticipate a June 25, 2003 Planning Commission meeting unless we hear otherwise.

Please call Wynn Hjernstad at 1-8211 or Ernie Castillo at 1-7855 in my office if you have any questions.

cc: Wynn Hjernstad  
Ernie Castillo

# **ANTELOPE VALLEY REDEVELOPMENT AREA LINCOLN, NEBRASKA**

**BLIGHT AND SUBSTANDARD  
DETERMINATION STUDY  
APRIL, 2003**

**PREPARED FOR:  
CITY OF LINCOLN**

**Prepared By:**  
**HANNA:KEELAN ASSOCIATES, P.C.**  
*www.hannakeelan.com*

in association with

**Architecture One**  
**Research Associates**  
Kevin C. Siebert, Attorney-at-Law  
George W. Hancock, Real Estate Consultant

# BLIGHT AND SUBSTANDARD DETERMINATION STUDY

## *EXECUTIVE SUMMARY*

### Purpose of Study/Conclusion

The purpose of this Study is to determine whether all or part of the designated Antelope Valley Redevelopment Area, in Lincoln, Nebraska, qualifies as a **blighted and substandard area** within the definition set forth in the Nebraska Community Development Law, Section 18-2103.

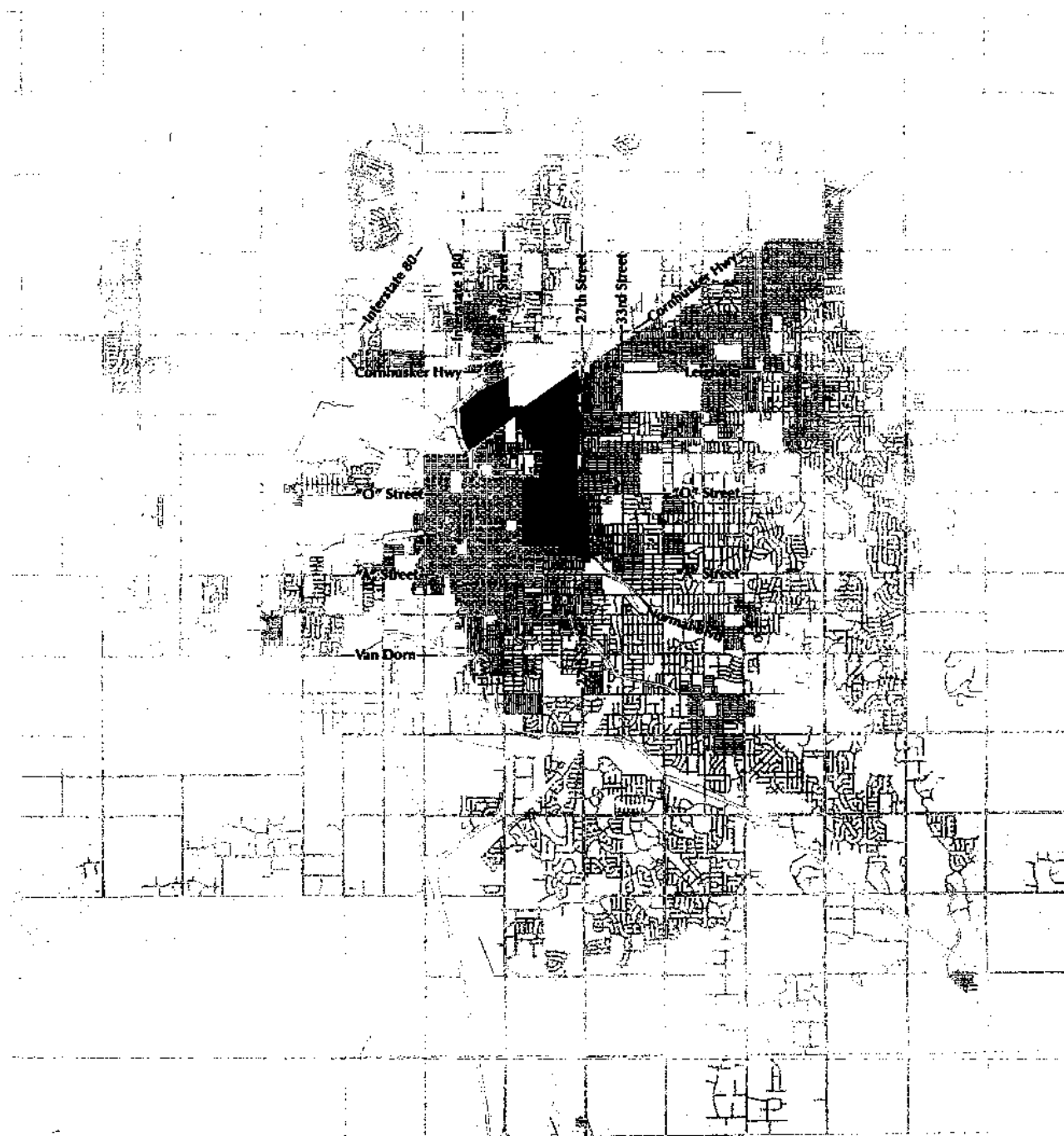
The findings presented in this Blight and Substandard Determination Study are based on surveys and analyses conducted for the Antelope Valley Redevelopment Area, referred to as the **Redevelopment Area**. **Illustration 1** delineates the Area in relation to the City of Lincoln.

The **Redevelopment Area**, is described as follows: The Area is irregular in boundaries. Beginning with the intersection of the north line of the Burlington Northern Railroad right-of-way and the center line of Interstate Highway No. 180, thence in a Northwesterly direction along the center line of Interstate Highway No. 180 to the South line of the Salt Creek Channel, thence in a Northeasterly direction along the South line of the Salt Creek Channel to the intersection of the South line of the Salt Creek Channel and the West line of the Antelope Creek Channel, thence in a Southerly direction along the West line of the Antelope Creek Channel to the intersection of said West line and the North line of Court Street, thence East along the North line of Court Street to the Northeast Corner of the intersection of Court Street and 17<sup>th</sup> Street, thence South along the East line of 17<sup>th</sup> Street to the North line of the Burlington Northern Railroad right-of-way, thence in a Northeasterly direction along the North line of the Burlington Northern Railroad right-of-way and the East line of vacated North 26<sup>th</sup> Street, assuming extension of said vacated North 26<sup>th</sup> Street to the North, thence South along the East line of said vacated North 26<sup>th</sup> Street to the intersection of said East line and the South line of Fair Street, thence continuing South along the East line of 26<sup>th</sup> Street to the Northeast Corner of the intersection of 26<sup>th</sup> Street and "N" Street, thence East along the North line of "N" Street to a point on the center line of 28<sup>th</sup> Street, thence South along the center line of 28<sup>th</sup> Street to the South line of Randolph Street, thence continuing South along the East line of Lot 13, Randolph Addition, thence continuing South along the East line of Lot "F," Gehrke's Subdivision, thence continuing south across California Court and South along the East line of Lot "G," Gehrke's Subdivision, and continuing due south across outlot "A" and continuing South along the East line of Lot 7, Gillilan's Orchard Home Addition, thence South across "F" Street to the South line of "F" Street, thence East along the South line of "F" Street to the North line of Lot 19, Gillilan's Orchard Home Addition,

thence East along the said North line to the East line of Lot 19, Gillilan's Orchard Home Addition, thence South along the East line of said Lot 19 and across the vacated alley to the North line of Lot 6, Block 1 Summerdale Addition, thence East along the North line of said Lot 6 to the East line of Lot 6, Block 1, Summerdale Addition, thence South along said East line and across "E" Street, and continuing South along the East line of Lot 6, Block 2, Summerdale Addition and across the east-west alley between Alpha Street and "E" Street and continuing South along the East line of Lot 21, Block 2, Summerdale Addition and across Alpha Street and continuing South along the East line of Lot 6, Block 3, Summerdale Addition and continuing South to the South line of "D" Street, thence continuing South assuming extension of said line to the South, to the intersection of said line and the South line of "C" Street, assuming extension of said line to the East, thence West along said South line to a point on said line which intersects with the west line of Lot 16, Block 1, Hillsdale Second Addition, assuming extension of said line to the South, thence North across "C" Street and along the West line of Lot 16 to the South line of the east-west alley between "C" and "D" Streets, thence West along said South line and across 26<sup>th</sup> Street to the West line of 26<sup>th</sup> Street, thence North along said West line to the South line of "D" Street, thence West along the South line of "D" Street to the Southwest Corner of the intersection of "D" Street and 23<sup>rd</sup> Street, thence North along the West line of 23<sup>rd</sup> Street to the intersection of said West line and the South line of the east-west alley between "E" Street and "F" Street, thence West along the South line of said alley continuing across 22<sup>nd</sup> Street, 21<sup>st</sup> Street, Capitol Avenue, 20<sup>th</sup> Street, 19<sup>th</sup> Street, 18<sup>th</sup> Street and 17<sup>th</sup> Street to the Southwest Corner of the intersection of said alley and 17<sup>th</sup> Street, thence North along the West line of 17<sup>th</sup> Street to the Northwest Corner of the intersection of 17<sup>th</sup> Street and "Q" Street, thence East along the North line of "Q" Street to the Northwest Corner of the intersection of "Q" Street and 19<sup>th</sup> Street, thence North along the West line of 19<sup>th</sup> Street to the Northwest Corner of the intersection of 19<sup>th</sup> Street and the east-west alley between "Q" Street and "R" Street, thence East along the North line of said alley to the Northwest Corner of the intersection of said alley and 20<sup>th</sup> Street, thence North along the West line of 20<sup>th</sup> Street to the Southwest Corner of the intersection of 20<sup>th</sup> Street and "R" Street, thence West along the South line of "R" Street to a point intersecting said line assuming extension of the West line of Lot 20, Block 4, Lincoln Driving Park Company's Second Subdivision to the South, thence North across "R" Street and continuing North along the West Line of Lot 20, Block 4 Lincoln Driving Park Company's Second Subdivision and across the east-west alley between "R" and "S" Streets to the North Line of said alley, thence East along the North line of said alley to the Northeast Corner of the intersection of said alley and 20<sup>th</sup> Street, thence North along said East line and continuing North along the East line of vacated 20<sup>th</sup> Street to the intersection of said East line and the North line of Vine Street, thence North along the center-line of the vacated north-south alley dividing A.K. Griffith's 2<sup>nd</sup> Addition, thence continuing North along the center lines of said vacated alley to the intersection of said line and the South line of Lot 26, J.G. Miller's Subdivision, thence West along said South line to the Northwest Corner of Lot 40, J.G. Miller's

Subdivision, thence continuing due West to the West line of Lot 26, J.G. Miller's Subdivision, thence North along the West line of said Lot 26 to the South line of Lot 41 I.T. in Section 24, T-10-N, R-6-E of Lancaster County, thence West along said South line to the Southwest Corner of said Lot 41 I.T., thence North along said West line to the Northwest Corner of said Lot 41 I.T., which is the South line of the Missouri Pacific Railroad right-of-way, thence West along said South line and across 17<sup>th</sup> Street to the West line of 17<sup>th</sup> Street, thence North along the West line of 17<sup>th</sup> Street to the South line of Lot 44 I.T. in Section 24, T-10-N, R-6-E of Lancaster County, thence West along the South line of said Lot 44 and across 16<sup>th</sup> Street to the West line of 16<sup>th</sup> Street, thence North along the West line of said 16<sup>th</sup> Street and assuming extension of said 16<sup>th</sup> Street to the North to the north line of the Burlington Northern Railroad right-of-way, thence Southwesterly along the North line of the Burlington Northern Railroad right-of-way to the point of beginning.





Antelope Valley Redevelopment Area  
Blight and Substandard Determination Study

## ILLUSTRATION 1



**Hanna:Keelan Associates, P.C.**  
Community Planning & Research

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cellular: (402) 580-2312  
e-mail: lsarchone@AOL.com

ArchitectureOne

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# Antelope Valley Redevelopment Area Map

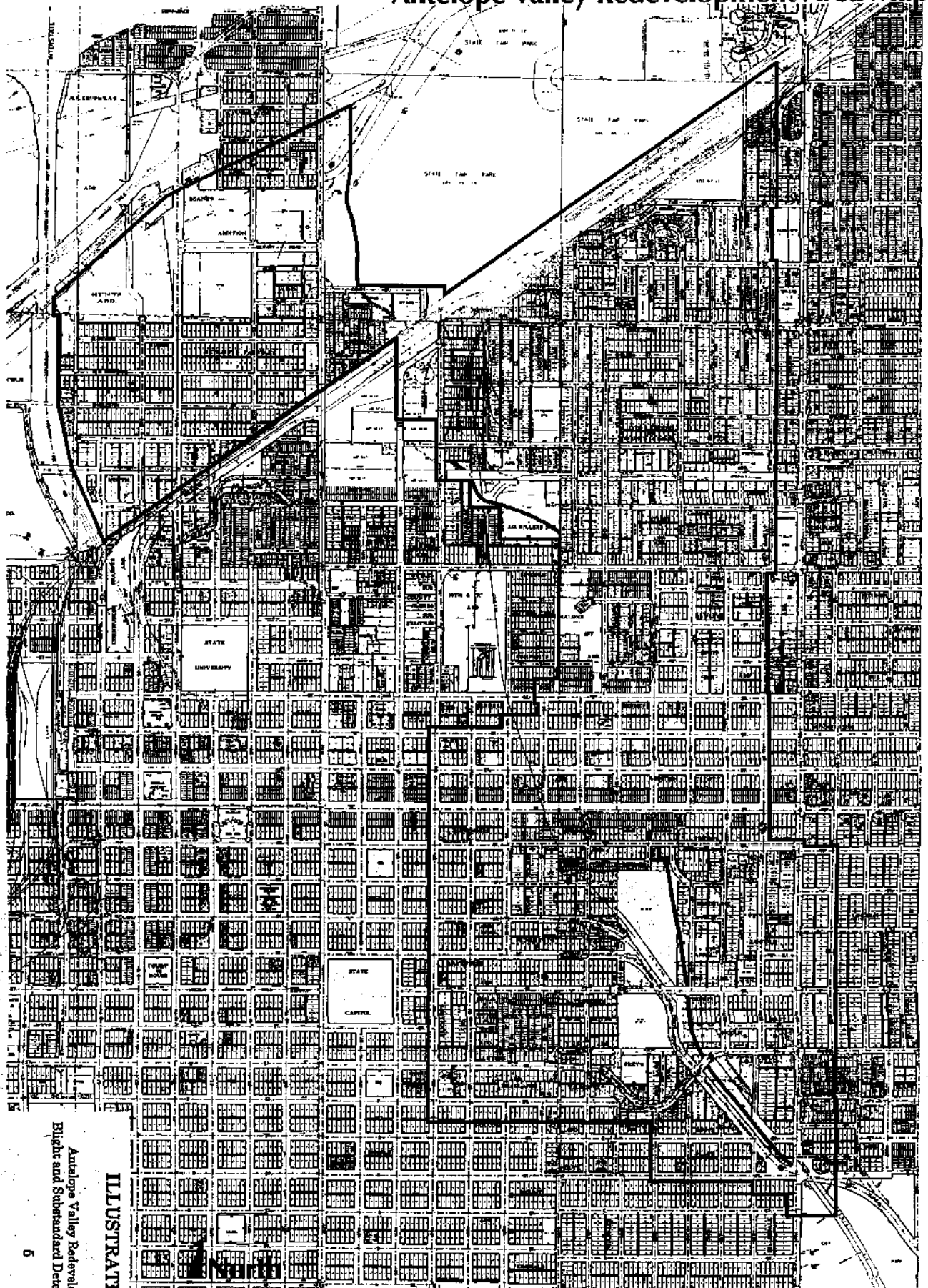


ILLUSTRATION 2

Antelope Valley Redevelopment Area  
Blight and Substandard Determination Study

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## ***SUBSTANDARD AREA***

As set forth in the Nebraska legislation, a **substandard area** shall mean one which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of:

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
  - (a) High density of population and overcrowding; or
  - (b) The existence of conditions which endanger life or property by fire and other causes; or
  - (c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

This evaluation included a detailed exterior structural survey of 125 randomly selected structures, an interior structural survey of 31 structures randomly selected from the 125, a parcel-by-parcel field inventory, conversations with City of Lincoln department staff and a review of pertinent reports and documents containing information which could substantiate the existence of substandard conditions.

## ***BLIGHTED AREA***

As set forth in the Section 18-2103 (11) Nebraska Revised Statutes (Cumulative Supplement 1994), a **blighted area** shall mean "an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;

7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
  1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
  2. The average age of the residential or commercial units in the area is at least 40 years;
  3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for 40 years and has remained unimproved during that time;
  4. The per capita income of the study or designated blighted area is lower than the average per capita income of the city or village in which the area is designated; or
  5. The area has had either stable or decreasing population based on the last two decennial censuses."

While it may be concluded the mere presence of a majority of the stated factors may be sufficient to make a finding of blighted and substandard, this evaluation was made on the basis that existing blighted and substandard factors must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of blighted and substandard factors throughout the Redevelopment Area must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are blighted.

On the basis of this approach, the Redevelopment Area is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

### *SUBSTANDARD FACTORS*

Of the four factors set forth in the Nebraska Community Development Law, three are found to be present to a strong extent, while one is present to a reasonable, but less significant extent, in the Redevelopment Area.

The substandard factors present are reasonably distributed throughout the Redevelopment Area. The factors determined to have a strong presence are dilapidated/deteriorating structures, age or obsolescence of structures and the existence of conditions which endanger life or property by fire and other causes. The inadequate provision for ventilation, light, air, sanitation or open spaces, was determined to have a reasonable presence of substandardness.

**TABLE 1  
SUBSTANDARD FACTORS  
ANTELOPE VALLEY REDEVELOPMENT AREA  
LINCOLN, NEBRASKA**

1.	Dilapidated/deterioration.	■
2.	Age or obsolescence.	■
3.	Inadequate provision for ventilation, light, air, sanitation or open spaces.	■
4.	Existence of conditions which endanger life or property by fire and other causes.	■
<b>Strong Presence of Factor</b>		■
<b>Reasonable Presence of Factor</b>		■
<b>No Presence of Factor</b>		○

Source: Hanna:Keelan Associates, P.C., 2003

### ***STRONG PRESENCE OF FACTOR -***

The field study method used to analyze building conditions determined that 48 percent of the 125 randomly selected structures throughout the Redevelopment Area are ***deteriorating or dilapidated***. This factor is a strong presence throughout the Redevelopment Area.

Based on the results of a parcel-by-parcel field analysis, approximately 82.4 percent of the 125 randomly selected structures within the Redevelopment Area are ***40+ years of age*** (built prior to 1963). The factor of age or obsolescence is a strong presence in the Redevelopment Area.

The parcel-by-parcel field analysis also determined that the substandard factor ***existence of conditions which endanger life or property*** by fire and other causes was a strong presence throughout the Redevelopment Area. The primary contributing factors include excessive debris, frame buildings and areas of insufficient water pressure for fire protection.

### ***REASONABLE PRESENCE OF FACTOR -***

The conditions which result in ***inadequate provision for ventilation, light, air, sanitation or open space*** is reasonably present and distributed throughout the Redevelopment Area.

***The prevailing substandard conditions evident in buildings and the public infrastructure, as determined by the field survey, include:***

1. Dilapidated/deteriorated structures (48 percent in the Redevelopment Area);
2. Aging of structures;
3. Fair to poor site conditions;
4. Aging of underground utilities;
5. Frame buildings and wood structural components in masonry buildings as potential fire hazards; and
6. Deteriorating and, or, unimproved sidewalks, streets, and alleys.

## **BLIGHT FACTORS**

Of the twelve factors set forth in the Nebraska Community Development Law, nine are present to a strong extent, in the Redevelopment Area, and one is present to a reasonable, but more limited extent. The factors of tax or special assessment exceeding the fair value of land and defective or unusual condition of title were determined not to be blighted factors. The blighting factors which are present are reasonably distributed throughout the Antelope Valley Redevelopment Area.

**TABLE 2  
ANTELOPE VALLEY REDEVELOPMENT AREA  
BLIGHT FACTORS**

1.	A substantial number of deteriorated or deteriorating structures.	■
2.	Existence of defective or inadequate street layout.	■
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	■
4.	Insanitary or unsafe conditions.	■
5.	Deterioration of site or other improvements.	■
6.	Diversity of Ownership.	■
7.	Tax or special assessment exceeding the fair value of land.	○
8.	Defective or unusual condition of title.	○
9.	Improper subdivision or obsolete platting.	■
10.	The existence of conditions which endanger life or property by fire or other causes.	■
11.	Other environmental and blighting factors.	■
12.	One of the other five conditions.	■
	<b>Strong Presence of Factor</b>	■
	<b>Reasonable Presence of Factor</b>	■
	<b>Little or No Presence of Factor</b>	○

Source: Hanna:Keelan Associates, P.C., 2003

Antelope Valley Redevelopment Area  
Blight and Substandard Determination Study

## **STRONG PRESENCE OF FACTOR -**

***Deteriorated or dilapidated structures*** are a strong presence in the Antelope Valley Redevelopment Area. A total of 48 percent of the 125 randomly selected structures were found to be deteriorated or dilapidated.

***Faulty lot layout*** exists to a strong extent throughout the Redevelopment Area. Conditions contributing to the presence of this factor include inadequate lot size, limited pedestrian circulation and lack of planned open space.

***Insanitary or unsafe conditions*** are strongly present throughout the Redevelopment Area. Contributing factors include excessive debris, age of structures, frame buildings and possible contamination from lead water service lines.

***Deterioration of site or other improvements*** are a strong presence throughout the Redevelopment Area. A significant number and percentage of parcels in the Area have fair to poor overall site conditions. Deteriorating infrastructure also contributes to the strong presence of this factor.

***Diversity of ownership*** is reasonably present throughout the Redevelopment Area. The average number of owners per block is seven; considered high by today's redevelopment standards.

***Improper subdivision or obsolete platting*** is a strong presence throughout the Redevelopment Area. Generally, lot sizes are too small for efficient development, based on today's planning standards. Several blocks have been reconfigured by meets and bounds descriptions to front on opposite streets.

The ***existence of conditions which endanger life or property*** by fire or other causes is strongly present throughout the Redevelopment Area.

In regards to ***other environmental and blighting factors***, the presence of economically and socially undesirable land uses is strong throughout the Redevelopment Area.

***One of the required five additional blight factors*** have a strong presence throughout the Redevelopment Area. According to the Field Analysis, the average age of commercial (60+ years) and residential (84+ years) buildings, within the Redevelopment Area, are 40+ years of age (built prior to 1963).

## *REASONABLE PRESENCE OF FACTOR -*

*Defective or inadequate street layout* is reasonably present, due to a significant amount of streets and alleys exhibiting fair to poor conditions.

## Conclusion

It is the conclusion of the Consultant retained by the City of Lincoln that the number, degree and distribution of blighting factors, as documented in this Study, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the Nebraska Community Development Law. It is also the opinion of the Consultant, that the findings of this Blight and Substandard Determination Study warrant designating the Redevelopment Area as "**substandard**" and "**blighted**."

The conclusions presented in this Study are those of the Consultant engaged by the City of Lincoln to examine whether conditions of blight/substandard exist. The local governing body should review this report and, if satisfied with the summary of findings contained herein, may adopt a resolution making a finding of blight/substandard and this Study a part of the public record.



Antelope Valley Redevelopment Area  
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